

In re:  
Gerald E Kane  
Debtor

Case No. 21-13401-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Dec 14, 2023

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 6

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 16, 2023:

Recip ID	Recipient Name and Address
db	+ Gerald E Kane, 1146 St. Finegan Drive, West Chester, PA 19382-2318
cr	+ U.S. Bank National Association as trustee for Trum, Robertson, Anschutz, Schneid, Crane & Pa, 130 Clinton Rd #202, Fairfield, NJ 07004-2927

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Dec 15 2023 00:09:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Dec 15 2023 00:09:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: bankruptcy@cavps.com	Dec 15 2023 00:09:00	Cavalry SPV I, LLC, P.O. Box 4252, Greenwich, CT 06831-0405
cr	+ Email/Text: RASEBN@raslg.com	Dec 15 2023 00:09:00	Select Portfolio Servicing, Inc., Robertson, Anschutz, Schneid, Crane & Pa, 10700 Abbott's Bridge Rd., suite 170, Duluth, GA 30097-8461

TOTAL: 4

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 16, 2023

Signature: /s/Gustava Winters

District/off: 0313-2

User: admin

Page 2 of 2

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 14, 2023 at the address(es) listed below:

Name	Email Address
BRIAN CRAIG NICHOLAS	on behalf of Creditor CSMC 2018-SP3 Trust bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor U.S. Bank National Association as trustee for Truman 2021 SC9 title trust bkecf@friedmanvartolo.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor Select Portfolio Servicing Inc. bkecf@friedmanvartolo.com
DENISE ELIZABETH CARLON	on behalf of Creditor CSMC 2018-SP3 Trust bkgroup@kmlawgroup.com
EMMANUEL J. ARGENTIERI	on behalf of Creditor Truman 2021 SC9 Title Trust bk@rgalegal.com
EMMANUEL J. ARGENTIERI	on behalf of Creditor U.S. Bank National Association as trustee for Truman 2021 SC9 title trust bk@rgalegal.com
EMMANUEL J. ARGENTIERI	on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust bk@rgalegal.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
KENNETH E. WEST	on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com
MARK A. CRONIN	on behalf of Creditor CSMC 2018-SP3 Trust bkgroup@kmlawgroup.com
MICHAEL PATRICK FARRINGTON	on behalf of Creditor CSMC 2018-SP3 Trust mfarrington@kmlawgroup.com
SHARON S. MASTERS	on behalf of Debtor Gerald E Kane shmasters@hotmail.com G65312@notify.cincompass.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 13

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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In Re:	:	
	:	:CHAPTER 13
Gerald E. Kane	:	
xxx-xx-6227	:	
	:	
Debtor.	:	:CASE NO. 21-13401/MDC
	:	
<hr/>		
	:	
Truman 2021 SC9 Title Trust	:	
Movant,	:	
v.	:	:Courtroom Number 2
	:	
GERALD E. KANE	:	:Hearing Date: October 17, 2023
	:	
Debtor,	:	
And	:	
	:	
KENNETH E. WEST	:	
Trustee,	:	
	:	
Respondents.	:	
	:	
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**STIPULATION RESOLVING MOTION OF TRUMAN 2021 SC9 TITLE TRUST FOR  
RELIEF FROM THE AUTOMATIC STAY TO PERMIT MOVANT TO EXERCISE ITS  
RIGHTS UNDER STATE LAW AGAINST CERTAIN REALTY KNOWN AS 106  
SOUTH 24<sup>TH</sup> STREET, BRIGANTINE, NEW JERSEY 08203**

THIS matter being opened to the Court by Emmanuel J. Argentieri of the law office of Romano Garubo & Argentieri, counsel for the secured creditor, U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, (hereinafter “Movant”), upon the filing of a motion for relief from stay as to real property, more commonly known as 106 South 24th Street, Brigantine, New Jersey 08203; and Joseph F. Claffy, Esquire having filed an answer thereto on behalf of the Debtor; and Sharon S. Masters,

Esquire having taken over representation of the Debtor in the above-captioned case; and it appearing that the parties have amicably resolved their differences and for good cause shown;

1. If any valid proofs of payment are produced by the Debtor, his post-petition mortgage account shall be adjusted accordingly.
2. The Debtor is currently due for the April 1, 2023 through November 1, 2023 post-petition monthly mortgage payments, which are broken down as follows: 8 times payment of \$2,489.60, less suspense balance of \$2,126.51. The total due is \$17,790.29.
3. On or before February 27, 2024, Debtor shall bring his post-petition mortgage account completely current through February 1, 2024.
4. If Debtor complies with Paragraph 3 herein, then commencing with the March 1, 2024 post-petition mortgage installment payment and continuing each month thereafter for the duration of this Chapter 13 proceeding, Debtor shall remit payments directly to Movant as same come due.
5. If Debtor does not comply with Paragraph 3 herein, then Movant shall file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay as to the aforesaid property, effective February 28, 2024.
6. The provisions of this stipulation do not constitute a waiver by the Moving Party of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.
7. If the case is converted to a Chapter 7, Movant shall file a Certification of Default with the Court and the Court may enter an Order granting relief from the automatic stay.
8. If Debtor complies with Paragraph 3 herein, then reimbursement of Movant's attorney fees totaling \$1,050.00 shall be rolled into Debtor's Chapter 13 plan as a secured claim and shall be paid to Movant over the remaining term of Debtor's plan. Debtor shall modify his plan by March 31, 2024.

9. If any of the aforementioned stipulation payments and/or regular monthly mortgage payments commencing after the cure of the post-petition delinquency are more than thirty (30) days late, Movant may send Debtor a written notice of default of this Stipulation. If the default is not cured within ten (10) days of the date of the notice, counsel for US Bank may file a Certification of Default with the Court and the Court shall enter an Order granting it relief from the automatic stay as to the mortgaged property herein.

*The undersigned hereby consent to the form and entry of the within order.*

/S/EMMANUEL J. ARGENTIERI

Emmanuel J. Argentieri, Esquire  
Attorney for Movant. US Bank

Date: 11/15/2023

/S/SHARON S. MASTERS

Sharon S. Masters, Esquire  
Attorney for Debtor, Gerald E. Kane

Date: 11/17/2023

/s/ LeeAne O. Huggins

LeeAne O. Huggins, Esquire  
For: Kenneth E. West, Esquire  
Chapter 13 Trustee

*\*No objection to the terms, without prejudice  
To any of the Trustee's rights and remedies*

Date: 11/28/2023

AND NOW, this 14th day of December, 2023, it is hereby ORDERED that the foregoing Stipulation is approved, shall be, and is made an Order of this Court.



Honorable Magdelaine D. Coleman  
U.S. Bankruptcy Judge  
Chief Judge, Eastern District of  
Pennsylvania